

COUNTY COMMISSION MEETING – April 6, 2010

Consent Agenda: Land Use Authority Mtg. Items – March 23rd, 2010

CONDITIONAL USE PERMIT Request permission for an exception to height limitations on a 60' silo and to establish a batch plant at Snowfield rock products, which is an existing gravel crushing operation north of Pintura. Tom Walbom/Granite Construction Company, applicant

The Planner explained the applicant has submitted a packet for the commission review, which would allow the applicant to operate an asphalt plant operation at an existing gravel pit. This use was initially approved in July of 2007, these types of uses (mining and mineral development) are conditionally approved within the OST-20 Zone and asphalt plants are approved conditionally within the Industrial zone. Whereas, this use is temporary in nature (5 year lease) the commission may want to consider this use as similar and in harmony with the character and intent of the zone. There will need to be an exception to the height requirement, whereas one of the silos is about 60' in height. Access for haul trucks would be from the Snowfield (Ranch) Exit on I-15, with ingress and egress from an existing County or frontage road and a private easement. Sanitation and water needs for dust control will be addressed. The commission should address operating hours and the number of haul trucks. The applicant is in contact with MSHA and EPA on a portable asphalt plant that will be reviewed and monitored when it is in place. The commission will need to make findings. The applicant is present to discuss this item.

Tom Walbom, Environmental Manager for the Utah region, introduced Brad Sweet their regional manager and Mr. Johnson who is the owner of the adjoining property. He hoped the commission had a chance to review their packet because it addressed everything necessary to approve a conditional use permit. He addressed the issue of the height and said they will be doing some additional drainage site development to increase the depth of the floor, so they can have better drainage in to the pit area. Therefore, although the height is sixty (60) feet it will probably ten (10) feet and they do have the option of buffering with existing stock piles up to twenty (20) feet. He stated that they were asked by staff to engage a neighbor and they did so, they spent most of the morning with Mr. Johnson at his residence reviewing the packet with him and making a commitment to him to be good neighbors and try to minimize every potential impact to him created by our operations. The other concern brought up by the staff was to identify truck traffic patterns and the intention of this facility is to be a commercial facility and primarily to support construction projects Granite Construction is engaged in. Their work is based on supply and demand. He stated that the current facility is permitted in their air quality permit to produce 700,000 tons of aggregate per year and by adding the asphalt plant to it they will not be intensifies that, in fact their application is for 500,000 tons of capacity, which will come out of the 700,000 tons already permitted. Mr. Walbom said there will be days when there is no traffic and days when traffic can be relatively significant, up to a maximum of one hundred (100) truck trips a day. Last he said staff was concerned about the hours of operation. He noted DOT now requires highway road work be done at night for the traveling publics convenience and safety; therefore, although, they will be doing mostly day time hours, if they have a contract that requires night paving they will be running at night.

The commission stated when they approved the gravel operation at this sight they expressed concern about the merge problems they will have with the short on ramp and they did clear the area off to improve visibility, but they would like to see some type of warning sign for people coming off the ridge.

The applicant said they would be willing to do that if they could get it approved by DOT.

Darrell Johnson, resident, said he has live on the Blackridge for eleven (11) years and he has seen a lot of accidents and they are usually 500 yards north of the ramps.

Robert Mason, citizen, said he worked for DOT for fourteen (14) years and neither of the on ramps meet current safety standards for acceleration length. It said the County may want to look at that to minimize their liability.

Todd Edwards, County Engineer, said he works with UDOT a lot and this is one of their top priorities, not just this ramp but all the ramps north of Washington City. He stated staff did not think it was necessarily an increase is because they are not increasing the number of trucks going in and out of there. Whether they have 700,000 tons of just gravel or 700,000 tons of gravel and asphalt combined, the amount of traffic will remain the same. Also, UDOT is already in the process of addressing those ramps.

Mr. Walbom said emissions are regulated by the clean air act and they will have to demonstrate to the department of air quality that they are below air quality standards. He agreed there is a slight aroma. He informed the commission that this plant is a portable 60' silo which receives asphalt, is insulated, keeps the asphalt warm and then loads the trucks. He reviewed figure six (6) from his submitted packet with them. He stated their intent is to make a zero discharge facility and this tower is top of the line. Lower silos are available, but the air quality is not always as good. He said technically this is not a building, rather a piece of equipment.

Brad Sweet said the tower can fill three (3) forty (4) ton trucks.

Mr. Walbom added four hundred (400) tons can be made per hour.

Mr. Johnson, neighbor, told the commission that he is not really happy with it, but there is nothing he can do about it. He and his wife only live there half of the year, the rest of the year they are in Bloomington. He stated they have several concessions from Granite, including the fact that they will not mine within two (2) acres of his property.

Facts/findings:

- **In harmony with the character and intent of the zone and similar to other uses conditionally permitted**
- **The sixty (60) foot tower is the standard of the industry based on the testimony of the applicant**
- **The applicant is in compliance with the EPA and**

- The use complies with all applicable provisions of Washington County ordinances, state and federal law
- The use is not detrimental to the public health, safety and welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and the applicant will work with UDOT to mitigate any potential risks that may arise due to trucks entering and exiting highway
- The use is consistent with the characteristics and purposes stated in the general plan, as amended
- Traffic safety conditions are not adversely affected by the use. The existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets shall be reviewed
- Utility capacity is adequate
- Emergency access is adequate
- The location and design of parking both on site and off street is adequate
- Exterior lighting is adequate and does not unduly disturb the surrounding area
- Signage is adequate and in compliance with [title 10, chapter 19](#) of this code
- Requirements for the management and maintenance of facilities is adequate
- The use does not result in a situation which will create a need for essential services which cannot be reasonably met by local service providers, including roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; drinkable water; sewer; storm drainage; and garbage removal
- Noise and dust pollution shall not negatively impact surrounding uses in existence at the time the conditional use is approved by the county commission.
- Road ingress and egress are sufficient to allow safe travel for vehicle and pedestrians surrounding the conditional use
- The hours of operation for crushing, processing or hauling aggregate do not significantly negatively impact surrounding uses in existence at the time the conditional use is granted. There may be restrictions on the hours of operation and roads available for the conditional use in areas where there are schools or residences in close proximity to the operation
- A plan for reclamation of land that complies with all applicable provisions of Washington County ordinances, state and federal law

Motion was made by Commissioner Balen to recommend approval for the Conditional Use Permit to establish a batch plant at the Snowfield Exit, subject to the applicant working with UDOT to mitigate safety issues and complying with all state and federal laws, based on the facts and findings, for a period of one (1) year. Commissioner Ford seconded the motion, with all five (5) commissioners voting aye. *Approved 5 - 0*

Regular Agenda: Land Use Authority Items – March 23, 2010

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